086.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,500 / 728,500
					USE VALUE:	728,500 / 728,500
					ASSESSED:	728,500 / 728,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALTERS CHRISTOPHER M
Owner 2:	WALTERS CAROLINE
Owner 3:	
Street 1:	154 WESTMINSTER AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Asbestos Exterior and 1875 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5250.000	324,200		404,300	728,500
Total Card	0.121	324,200		404,300	728,500
Total Parcel	0.121	324,200		404,300	728,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.48 /Parcel: 388.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54782

GIS Ref

GIS Ref

Insp Date 09/15/18

!7051!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,200	0	5,250.	404,300	728,500		Year end	12/23/2021
2021	101	FV	315,000	0	5,250.	404,300	719,300		Year End Roll	12/10/2020
2020	101	FV	315,500	0	5,250.	404,300	719,800	719,800	Year End Roll	12/18/2019
2019	101	FV	249,800	0	5,250.	398,500	648,300	648,300	Year End Roll	1/3/2019
2018	101	FV	249,100	0	5,250.	306,100	555,200	555,200	Year End Roll	12/20/2017
2017	101	FV	249,100	0	5,250.	288,800	537,900	537,900	Year End Roll	1/3/2017
2016	101	FV	249,100	0	5,250.	265,700	514,800	514,800	Year End	1/4/2016
2015	101	FV	235,800	0	5,250.	248,300	484,100	484,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSEN THOMAS	27435-517		6/30/1997		309,000	No	No	Y	

PRINT

Date	Time
12/30/21	04:55:48

LAST REV

Date	Time
10/02/18	11:02:21
mmcmakin	

USER DEFINED

Prior Id # 1:	54782
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2013	1431	Manual	12,000	C				
4/23/1999	233	Manual	2,400					REBUILD FRONT PORC
3/17/1998	133	Manual	2,100					REPAIR PORCH
10/11/1997	616	Manual	3,700					REBUILD PORCH
3/9/1995	97		20,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS INT REF	HS	Hanne S
1/22/2014	Info Fm Prmt	EMK	Ellen K
3/25/2009	Measured	372	PATRIOT
5/20/2000	Meas/Inspect	263	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	263	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5250		Sq. Ft.	Site		0	70.	1.10	6									404,250						404,300	

Total AC/HA:	0.12052	Total SF/SM:	5250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,250	Spl Credit		Total:	404,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28176892
Const Adj.:	0.94990498
Adj $ / SQ:	164.370
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440531
Depreciation:	116300
Depreciated Total:	324231

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

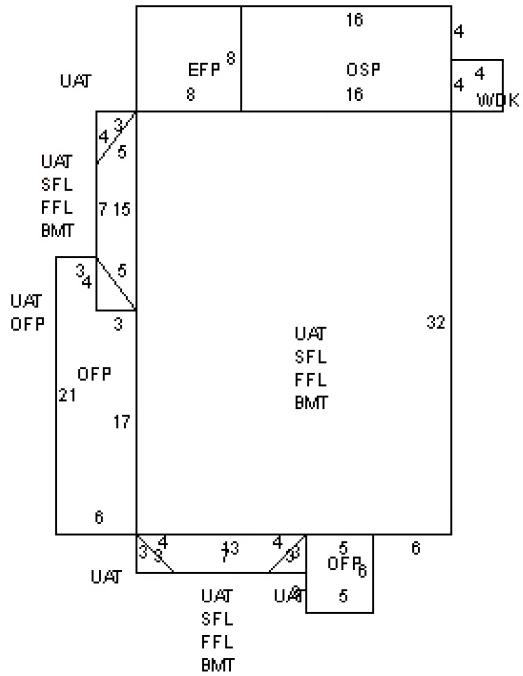
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.37
Special Features:	0	Val/Su Net:	105.81
Final Total:	324200	Val/Su SzAd	195.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	831	49.310	40,978
FFL	First Floor	831	164.370	136,592
SFL	Second Floor	831	164.370	136,592
UAT	Upper Attic	213	115.060	24,536
OFP	Open Porch	150	26.120	3,918
OSP	Screen Porch	128	30.710	3,931
EFP	Enclos Porch	64	66.270	4,241
WDK	Deck	16	15.200	243
	Net Sketched Area:	3,064	Total:	351,031

Size Ad	1662	Gross Area	3704	FinArea	1875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

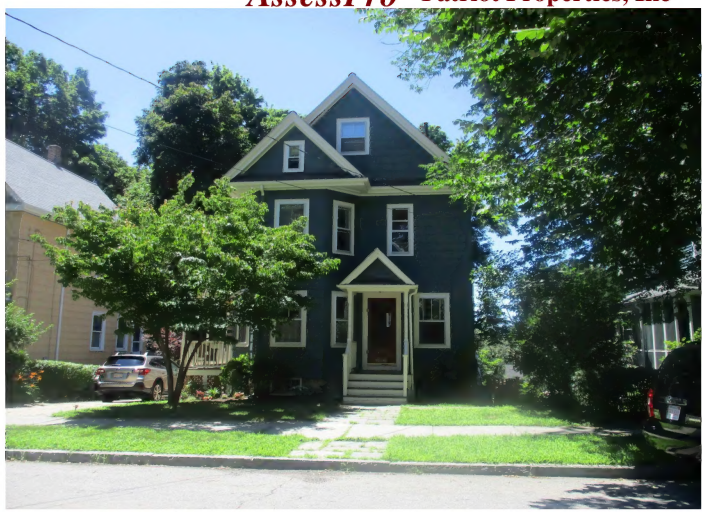
SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc